

Current River waterfront Lot in Van Buren, MO
County Road 105
Van Buren, MO 63965

\$100,000
1.300± Acres
Carter County



Current River waterfront Lot in Van Buren, MO
Van Buren, MO / Carter County

SUMMARY

Address

County Road 105

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Recreational Land, Riverfront, Lot, Undeveloped Land

Latitude / Longitude

37.00802 / -91.022479

Taxes (Annually)

102

HOA (Annually)

100

Acreage

1.300

Price

\$100,000

Property Website

<https://www.mossyoakproperties.com/property/current-river-waterfront-lot-in-van-buren-mo-carter-missouri/47081/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Waterfront land for sale on the Scenic Current River in Van Buren, MO - Located off M Highway on CR 105 in the Bass Rock Valley, this lot offers 50 ft of precious river frontage and idyllic views down the limestone cliffs and crystalline spring fed waters. Electric and County Water are available and the land is subject to Deer Run POA restrictions. \$100 annual HOA fee provides common ground access, trash and boat launch access. Additionally, you have the option of joining Bass Rock Valley association for private river access. The road side of the property is suitable for building a structure above the 100 year flood zone and the waterside is beautiful gravel and sand bar with a great swimming hole. This gorgeous stretch of the waterways is accessed only 1/4 mile off pavement on a well maintained County Road. From here you can enjoy countless acres of National and State Park Lands that are some of the finest in The Ozarks.

MORE INFO ONLINE:

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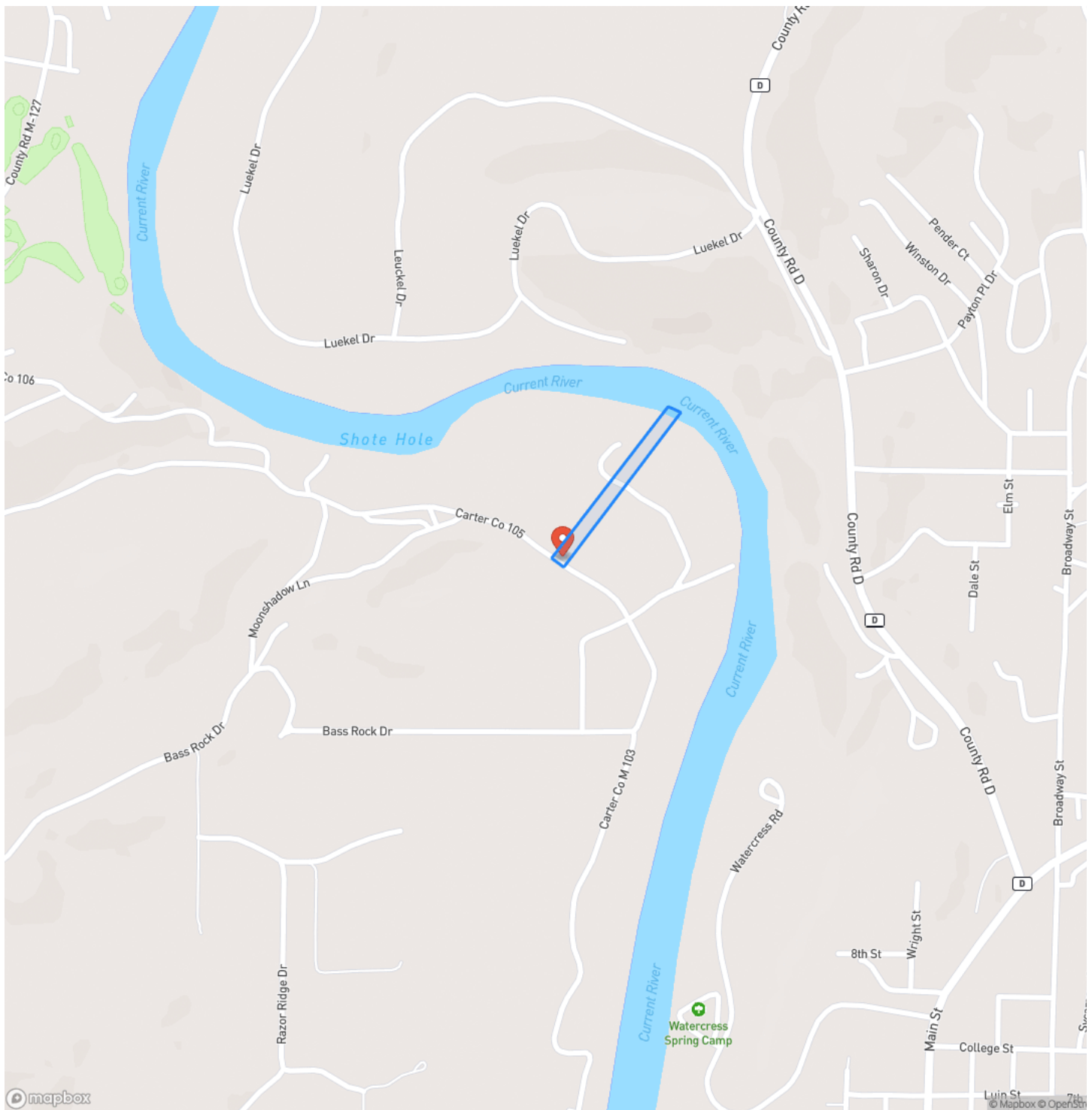
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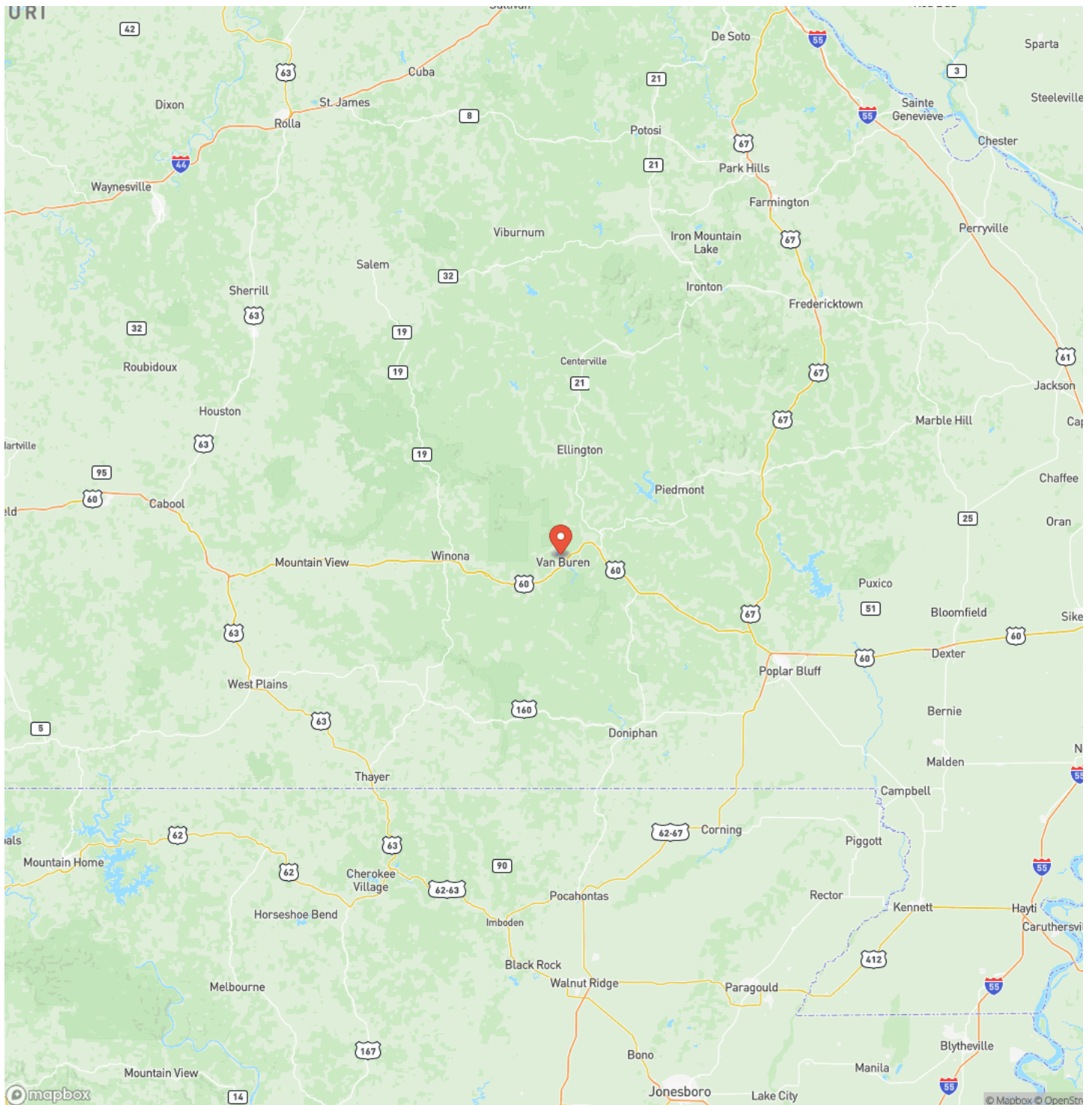
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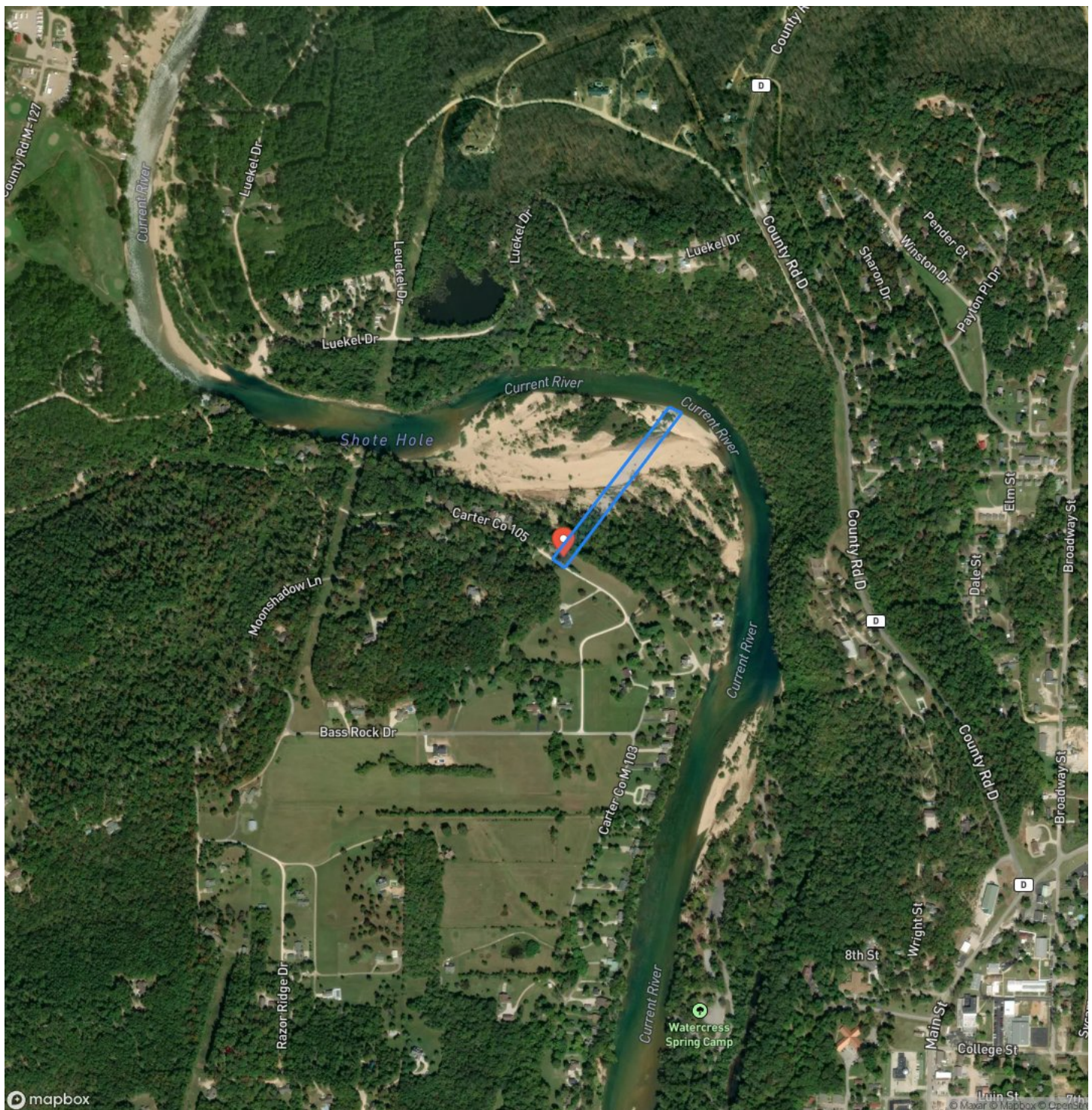
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

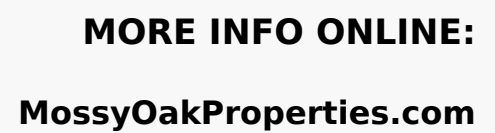
Poplar Bluff, MO 63901

NOTES



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MossyOakProperties.com

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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